

## WARRANTY DEED

000934 ✓

KNOW ALL MEN BY THESE PRESENTS, THAT We, Victor M. Curtis and Ruth T. Curtis, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR and other valuable consideration paid by Trafton Properties, Inc., a corporation duly organized and existing under the laws of the State of Maine, whose mailing address is Trafton Road, Waterville, Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Trafton Properties, Inc., its successors and assigns forever, the following described parcels of land:

(See Exhibit A attached hereto and made a part hereof.)

TRANSFER  
TAX  
PAID

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Trafton Properties, Inc., its successors and assigns, to it and its use and behoof forever.

And we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Trafton Properties, Inc., its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Victor M. Curtis and Ruth T. Curtis, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 15th day of January, 1988.

Signed, Sealed and Delivered  
in presence of

[Signature]  
(Go Pinn)

Victor M. Curtis  
VICTOR M. CURTIS

Ruth T. Curtis  
RUTH T. CURTIS

STATE OF MAINE  
Kennebec, ss.

January 15, 1988

Then personally appeared the above named Victor M. Curtis and Ruth T. Curtis, and acknowledged the foregoing instrument to be their free act and deed. Before me,

[Signature]  
Notary Public/Attorney at Law

Daniel J. Duhond

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## EXHIBIT A

PARCEL I:

A certain lot or parcel of land located on the westerly side of the Eight Rod Road in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the westerly side of the Eight Rod Road, said pin marking a southeasterly corner of land now or formerly owned by Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1044, Page 242 and in Book 1425, Page 691. Thence south fifty eight degrees twenty minutes west ( $S 58^{\circ} 20' W$ ) along the westerly line of the Eight Rod Road for five hundred eighty five and one tenth feet (585.1'), more or less, to an iron pin marking the northeasterly corner of other land now or formerly owned by Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1254, Page 350 and in Book 2136, Page 244. Thence north thirty eight degrees twenty seven minutes west ( $N 38^{\circ} 27' W$ ) along the land of said Pelotte, following a fence, for one hundred twenty eight and six tenths feet (128.6'), more or less, to an iron pin. Thence north seventy six degrees forty one minutes west ( $N 76^{\circ} 41' W$ ) along the land of said Pelotte for one hundred forty six and seven tenths feet (146.7'), more or less, to an iron pin. Thence north fifty nine degrees fourteen minutes west ( $N 59^{\circ} 14' W$ ) along the land of said Pelotte, following a wire fence, for nine hundred eighty one and two tenths feet (981.2'), more or less, to an iron pin on the easterly side of Interstate 95. Thence along the easterly side of Interstate 95, along a curve to the right, with a radius of eleven thousand three hundred thirty four and sixteen hundredths feet (11,334.16'), more or less, and a delta angle of six degrees fourteen minutes twenty six seconds ( $6^{\circ} 14' 26''$ ), for an arc length of one thousand two hundred thirty four and five tenths feet (1,234.5'), more or less, to an iron pin marking a corner of land of said Pelotte. Thence south twenty three degrees twenty eight minutes east ( $S 23^{\circ} 28' E$ ) along the land of said Pelotte, following a wire fence, for three hundred seventy seven and nine tenths feet (377.9'), more or less, to an iron pin. Thence south fifty eight degrees fifty four minutes east ( $S 58^{\circ} 54' E$ ) along the land of said Pelotte, following a wire fence, for seven hundred sixteen and eight tenths feet (716.8'), more or less, to an iron pin. Thence south twenty four degrees fifty four minutes west ( $S 24^{\circ} 54' W$ ) along the land of said Pelotte, following a wire fence, for sixty and two tenths feet (60.2'), more or less, to an iron pin. Thence south fifty seven degrees forty five minutes east ( $S 57^{\circ} 45' E$ ) along the land of said Pelotte, following a wire fence, for five hundred thirty four and four tenths feet (534.4'), more or less, to the point of beginning.

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The herein described parcel of land contains twenty two and zero tenths acres (22.0 Ac.), more or less, and is a portion of the premises conveyed to the herein Grantor by Deed of Victor Curtis, dated November 15, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1602, Page 743 and a boundary line agreement with Fanado Pelotte as recorded in the Kennebec County Registry of Deeds.

Exhibit A continued . . . .

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PARCEL II:

A certain lot or parcel of land located on the westerly side of the Eight Rod Road in Waterville, Kennebec County, and said State of Maine, and further bounded and described as follows, to wit:

Beginning at an iron pin on the westerly side of the Eight Rod Road at the southwesterly corner of land now or formerly of Michael Boucher and Denise Boucher as recorded in the Kennebec County Registry of Deeds in Book 2824, Page 167. Thence south fifty eight degrees twelve minutes west ( $S\ 58^{\circ}\ 12'\ W$ ) along the westerly line of the Eight Rod Road for a distance of seven hundred eighty six and eight tenths feet (786.8'), more or less, to an iron pin marking the northeasterly corner of land now or formerly of Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1425, Page 691. Thence north fifty eight degrees twenty nine minutes west ( $N\ 58^{\circ}\ 29'\ W$ ) along the northerly line of land of Pelotte, following a wire fence, for a distance of one thousand twelve and one tenth feet (1,012.1'), more or less, to an iron pin. Thence north twenty five degrees two minutes west ( $N\ 25^{\circ}\ 02'\ W$ ) along the northerly line of land of Pelotte for a distance of two hundred eighty three and zero tenths feet (283.0'), more or less, to an iron pin on the easterly line of land now or formerly of Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1044, Page 242. Thence north sixty one degrees thirty three minutes east ( $N\ 61^{\circ}\ 33'\ E$ ) along the easterly line of land of Pelotte for a distance of eight hundred eight and zero tenths feet (808.0'), more or less, to an iron pin marking a northeasterly corner of land of said Pelotte. Thence north fifty eight degrees thirty five minutes west ( $N\ 58^{\circ}\ 35'\ W$ ) along the northerly line of land of Pelotte for a distance of nine hundred seventeen and seven tenths feet (917.7'), more or less, to an iron pin located on the easterly line of Interstate 95. Further reference is made to plans indicating the layout of Interstate 95 as recorded in the Kennebec County Registry of Deeds in Plan Book 25, Page 32. Thence northeasterly along the easterly line of Interstate 95, along a curve to the right having a radius of eleven thousand three hundred thirty four and sixteen hundredths feet (11,334.16'), and a delta angle of one degree fifty five minutes thirteen seconds ( $1^{\circ}\ 55'\ 13''$ ), for an arc length of three hundred seventy nine and eighty five hundredths feet (379.85'), more or less, to an iron pin located on the southerly line of land now or formerly of Gladys C. Estabrook as recorded in the Kennebec County Registry of Deeds in Book 1330, Page 383. Thence south fifty eight degrees five minutes east ( $S\ 58^{\circ}\ 05'\ E$ ) along the southerly line of land of Estabrook for a distance of one thousand nine hundred fifty eight and nine

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tenths feet (1,958.9') more or less, to an iron pin marking the northwesterly corner of land now or formerly of Patricia Brancaccio and Ruth Brancaccio as recorded in the Kennebec County Registry of Deeds in Book 2216, Page 281. Thence south fifty two degrees thirty seven minutes west ( $S 52^{\circ} 37' W$ ) along the westerly line of land of Brancaccio for a distance of two hundred fifty six and six tenths feet (256.6'), more or less, to an iron pin marking the northwesterly corner of land of said Michael Boucher and Denise Boucher. Thence south seven degrees thirty two minutes east ( $S 7^{\circ} 32' E$ ) along the land of Boucher for a distance of two hundred forty seven and five tenths feet (247.5'), more or less, to an iron pin. Thence south six degrees twenty minutes east ( $S 6^{\circ} 20' E$ ) along the land of Boucher for a distance of one hundred seven and zero tenths feet (107.0'), more or less, to an iron pin and the point of beginning.

The herein described parcel of land contains forty one and one tenth acres (41.1 Ac.), more or less, and is a portion of the premises conveyed to the herein Grantor by Deed of Irene Fotel, dated December 3, 1943, and recorded in the Kennebec County Registry of Deeds in Book 812, Page 414 and boundary lines agreed upon with Fanado Pelotte as recorded in the Kennebec County Registry of Deeds.

Exhibit A continued . . . .

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PARCEL III:

A certain lot or parcel of land located on the northerly side of Trafton Road and on the easterly side of the Eight Rod Road in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the northerly side of the Trafton Road at it's intersection with the easterly side of the Eight Rod Road. Thence north fifty seven degrees forty one minutes east ( $N 57^{\circ} 41' E$ ) along the easterly side of the Trafton Road for one thousand six hundred twenty five and two tenths feet (1,625.2'), more or less, to an iron pin marking a southwesterly corner of land now or formerly owned by Joseph L. Theriault, Jr. and Celeste M. Theriault as recorded in the Kennebec County Registry of Deeds in Book 3016, Page 345. Thence south fifty eight degrees twenty seven minutes east ( $S 58^{\circ} 27' E$ ) along the land of said Theriault, following a wire fence, for seven hundred eighty four and three tenths feet (784.3'), more or less, to a 42" dbh maple tree on the westerly line of land now or formerly owned by Clyde B. Elliott and Alma Clark Elliott as recorded in the Kennebec County Registry of Deeds in Book 2468, Page 16. Thence south thirty degrees forty nine minutes west ( $S 30^{\circ} 49' W$ ) along the land of said Elliott and along land now or formerly owned by David P. Proulx and Patricia G. Proulx as recorded in the Kennebec County Registry of Deeds in Book 2067, Page 293, following a wire fence, for one thousand four hundred fifty and six tenths feet (1,450.6'), more or less, to an iron pin on the northerly side of the Trafton Road. Thence north fifty eight degrees forty seven minutes west ( $N 58^{\circ} 47' W$ ) along the northerly side of the Trafton Road for one thousand five hundred eighteen and six tenths feet (1,518.6'), more or less, to the point of beginning.

The herein described parcel of land contains thirty eight and four tenths acres (38.4 Ac.), more or less, and is a portion of the premises conveyed to the herein Grantor by Deed of Victor Curtis, dated November 15, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1602, Page 743, and boundary lines agreed upon with Fanado Pelotte as recorded in the Kennebec County Registry of Deeds.

Said parcel is also subject to a lease to the City of Waterville for a radio tower and appurtenances located on the northerly side of the Trafton Road.

Exhibit A continued . . . .

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PARCEL IV:

A certain lot or parcel of land located on the westerly side of Interstate 95 in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the westerly side of Interstate 95, said iron pin marking a northeasterly corner of land now or formerly owned by Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1523, Page 295, said pin being located nine hundred eight and five tenths feet (908.5'), more or less, as measured along the westerly line of Interstate 95 in a general northeasterly direction from a stone monument placed at the intersection of the westerly line of Interstate 95 with the northerly line of the Trafton Road. Thence north sixty one degrees fifty two minutes west (N 61° 52' W) along the land of said Pelotte for forty eight and six tenths feet (48.6'), more or less, to an iron pin on the easterly line of land now or formerly owned by Theodore Brown and Jean Brown as recorded in the Kennebec County Registry of Deeds in Book 2400, Page 240. Thence north twenty five degrees thirteen minutes east (N 25° 13' E) along the easterly line of land of said Brown for one thousand two hundred fifty five and one tenth feet (1,255.1'), more or less, to an iron pin, said iron pin marking a southwesterly corner of other land now or formerly owned by Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1044, Page 242. Thence north eighty five degrees twenty eight minutes east (N 85° 28' E) along the land of said Pelotte for one hundred thirty six and zero tenths feet (136.0'), more or less, to an iron pin on the westerly side of Interstate 95. Thence in a general southwesterly direction following a curve with a radius of eleven thousand five hundred eighty four and sixteen hundredths feet (11,584.16'), and a delta angle of six degrees thirty three minutes fifty nine seconds (6° 33' 59") for an arc length of one thousand three hundred twenty seven and six tenths feet (1,327.6'), more or less, to the point of beginning.

The herein described parcel of land contains two and one tenth acres (2.1 Ac.), more or less, and is a portion of the premises conveyed to the herein Grantor by Deed of Victor Curtis, dated November 15, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1602, Page 743, and boundary lines agreed upon with Fanado Pelotte as recorded in the Kennebec County Registry of Deeds.

Exhibit A continued . . . .

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PARCEL V:

A certain lot or parcel of land located on the southerly side of the Trafton Road and on the easterly side of the Eight Rod Road partially in Waterville and partially in Sidney, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of the Trafton Road at it's intersection with the easterly side of the Eight Rod Road. Thence south fifty eight degrees forty seven minutes east ( $S 58^{\circ} 47' E$ ) along the southerly side of the Trafton Road for nine hundred fifty five and four tenths feet (955.4'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by Malvina M. Sherrard as recorded in the Kennebec County Registry of Deeds in Book 1378, Page 159. Thence south twenty seven degrees thirty one minutes west ( $S 27^{\circ} 31' W$ ) along the land of said Sherrard, following a wire fence, for two thousand one hundred fifty five and two tenths feet (2,155.2'), more or less, to an iron pin on the northerly line of land now or formerly owned by Fanado Pelotte and Yvette Pelotte as recorded in the Kennebec County Registry of Deeds in Book 2299, Page 282. Thence north fifty eight degrees fifty four minutes west ( $N 58^{\circ} 54' W$ ) along the land of said Pelotte, following a wire fence, for eight hundred twenty one and one tenth feet (821.1'), more or less, to an iron pin on the easterly line of land now or formerly owned by Lorette DeRosby and Linda Tuttle as recorded in the Kennebec County Registry of Deeds in Book 2142, Page 285. Thence north twenty seven degrees thirty three minutes east ( $N 27^{\circ} 33' E$ ) along the land of said DeRosby and Tuttle for one hundred forty six and zero tenths feet (146.0'), more or less, to an iron pin. Thence north fifty eight degrees fifty four minutes west ( $N 58^{\circ} 54' W$ ) along the land of said DeRosby and Tuttle for one hundred thirty five and zero tenths feet (135.0'), more or less, to an iron pin on the easterly side of the Eight Rod Road. Thence north twenty seven degrees thirty three minutes east ( $N 27^{\circ} 33' E$ ) along the easterly side of the Eight Rod Road for two thousand eleven and one tenth feet (2,011.1'), more or less, to the point of beginning.

The herein described parcel of land contains twenty seven and six tenths acres (27.6 Ac.), more or less, located in the City of Waterville and nineteen and one tenth acres (19.1 Ac.), more or less, located in the Town of Sidney and is a portion of the premises conveyed to the herein Grantor by Deed of Victor Curtis, dated November 15, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1602, Page 743, and boundary lines agreed upon with Fanado Pelotte as recorded in the Kennebec County Registry of Deeds.

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